R.C. No. 248 of 2019

DEBTS RECOVERY TRIBUNAL-I
Ministry of Finance, Department of Financial Service,
Government of India
2nd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram
Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015]
[See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]
E- AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No. 248/2019		O.A. No. 691/2016
Certificate Holder	Punjab National Bank	
	V/s	
Certificate Debtors	M/s. Kamleshkumar Kishorekumar & Ors	

To,

CD No.1	**M/s. Kamleshkumar Kishorekumar** (A proprietorship Firm), B-419, 4th Floor, Sumel Business Park-VI, Nr. Kalupur Bridge, Amdupura, Ahmedabad. **And also, at:** F-1, 2nd Floor, Sumel Business Park - 1, Behind New Cloth Market, Sarangpur, Ahmedabad.
CD No.2	**Mr. Kamleshkumar K. Vijjria** Sole proprietor of M/s. Kamleshkumar Kishorekumar, 103, Block - B, First Floor, Ozone City, Kubernagar, ITI Naroda Road, Ahmedabad.
CD No.3	**Mr. Dharmesh K. Vijjria** G-103, Block - G, First Floor, Ozon City, Nr. Kubernagar, ITI Naroda Road, Ahmedabad.

The under mentioned property will be sold by **Public E-auction sale on 23rd December, 2026** for recovery of sum of **Rs. 99,75,608/ (Rupees Ninety nine lakhs Seventy Five thousand Six hundred Eight only)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from **M/s. Kamleshkumar Kishorekumar & Ors**

DESCRIPTION OF PROPERTY

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Valuation also state Valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or rounded off
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Lot No.						Reserve Price in Rs.	10% EMD in Rs.
1.	Residential Flat No.103, 1st Floor, Block -F, Ozone City, Nr. Ozone Glitter, Kubernagar, ITI Road, Ahmedabad total built up area 85.38 sq. mts R.S No. 282/1=288+289+299/1 +2 Sub Plot No. 2, T.P No. 97 (Naroda), North F.P 7	Not known	Not known	No	Not known	19,00,000/-	1,90,000 /-

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e., https://baanknet.com

2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money is deposited in prescribed mode below.

3. EMD shall be deposited by through RTGS/NEFT latest by **21.12.2026** as per details as under:

Bank Name and Address:	Punjab National Bank
Account No & Name of Account	4517003171 18A / Sundry/NPA/SARFESI/Auction related
IFSC Code No.	PUNB0451700

EMD deposited thereafter shall not be considered for participation in the e-auction.

4. In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before **21.12.2026** and also hardcopies along with EMDs deposit receipts should reach at the Office **of Recovery Officer-II, DRT-I, Ahmedabad** by **21.12.2026** It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.

5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Baanknet
Address	Unit 1, 3rd Floor, VIJS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037
Email Address	support@psballiance.com
Website	https://baanknet.com
Helpline Nos.	+91 -8291220220

6. Contact details of CH Bank:

Name	Mr. Sachin Kannaujiya
Contact Details	Mob. No. 8175864841
E-Mail	cs4517@pnb.bank.in

7. Prospective bidders are advised to visit website https://baanknet.com for detailed terms & conditions and procedure of sale before submitting their bids.

8. The property shall not be sold below the reserve price.

9. The property shall be sold in 01 lot, with **Reserve Price as mentioned above lot.**

10. The bidder shall improve offer in multiples of **Rs. 10,000/- for lot no. 1 respectively** during entire auction period.

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11. The property shall be sold **"AS IS WHERE BASIS"** and shall be subject to other terms and conditions as published on the official website of the e-auction agency.

12. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid, by immediate next bank working day **by 5:00 P.M.** through RTGS/NEFT in the account as mentioned above.

13. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favor of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.

14. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

15. Schedule of auction is as under:-

Date and Time of Inspection	**04.12.2026**	**Between 02.00 PM to 4.00 PM**
Date of uploading proof of EMD/documents on the e-auction website	**21.12.2026**	**Up to 05.00pm**
Date and Time of E-Auction:	**23.12.2026**	**Between 12.00 Noon to 1.00 pm** (With auto extension clause of 5 minutes, till auction completes)

16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 28th Day of October, 2026.

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DRT AHMEDABAD Recovery Tribunal

(Namami Shankar Dwivedi)
Recovery Officer -II,
DRT-I, Ahmedabad